CITY REAL ESTATE FOR SALE. From Batters to 14th St., Inclusive. A.-POR SALE AN EXTRA SIZE CORNER RIVING-ton and Ludlow ats. Apply to GEO, R. READ, Astor Huilding, 9 Pine at

JONES ST. NEAR BLEECKER - OLD BUILDINGS; splendid site for fat; price \$17,000.
GEO. SEGRE, 171 Breadway.
SECOND AV., ADJOINING CORNER 7TH ST.-FOR sale or rent, large four story brick House, 20,8x55, and extension lot, 125 feet deep; possession May 1.

E. H. LUDLOW & CO., 47 Liberty 8t.

47 Liberty 8t. VALUABLE PIECE OF DOWNTOWN INVESTMENT

Property near the Cortlandt st. "L" station.
Netremal of mearly five per coot.
Rents increased after May 1; superb investment,
Y. K. STEVENSON & CO., 106 Broadway.

S9.500-BARGAIN.-NINTH WARD, TWO STORY
basement and attle Dwelling House, on Bedford st., in
good condition. Address OWNER, box 305 Herald.

Above 14th St., 5th Av. to East River. A.-TWO HIGH CLASS RESIDENCES ON LENOX HILL, NOS. 46 AND 48 EAST 72D ST., BETWEEN MADISON AND PARK AVS. No. 48, corner Park av., 24 feet wide. No. 46, 20 feet wide, 60 feet in depth.

McCafferty & Buckley, Architects and Builders office Sa4 Park av., near 53d st.
Houses open. Inquire for Watchman. A.—GOBNER STORE PROPERTY: BEST INVIST-ment in the city: 25:05:100; five story and basement Plat: steam heated and all latest improvements. In-quire on premises, southwest corner losts at, and Madi-son av.

A SPECIAL BARGAIN.—ATTENTION, HOUSE BUY-ers!—Four small three story new Dwellings, all modern improvements; below value; easy terms; vicinity Mount Morris Park. Executor's Attorney, 71 Broadway, room 123, 1 to 2 P. M.

123, I to 2 r. a.

A.-5TH AV. (LENOX HILL) --CHOICE EXTRA
wide corner Lot, with or without street Lot connecting,
for sale or exchange for Business Property,
WM. P. SEYMOUR, 171 Broaday. A .-57TH ST., NEAR 5TH AV.-FINE FULL SIZED and extension House (price exceedingly low) to close estate.

WM. P. SEYMOUR, 171 Broadway. ostate. WM. P. SEYMOUR, 171 Broadway.

A.—STH AV., NEAR SEPH ST.—EXTRA WIDE ELEgant corner House, price reasonable, with or without
furniture. Apply to WM. P. SEYMOUR, 171 Broadway.

A.—PARK AV., NEAR 377H ST.—FIRST CLASS
House, 25x60 and extension, \$50,0.0; also extra wide
Corner House, same locality, with or without stable.

WM. P. SEYMOUR, 171 Broadway. WM, F. SEYMOUR, 171 Broadway.

A BARGAIN TO QUICK BUYER,—CABINET FINished four story (Lenox Hill) Residence, lately \$25,000,
two reduced; must be sold.

L. FROEHLICH, 100 East 61st,

A FOUR STORY HIGH STOOP BROWN STONE
House, No. 41 East 53d st., 20x55x100, with large extension. For permit call at Grenoble office, 57th st. and 7th
st.

A.—NEAR 5TH AV. 126TH ST.—THREE STORY brown stone, 18,9x50x98,11; price \$18,000.

A. ELEGANT FIVE STORY CORNER PROPERTY. one or three Flat Houses; owner must sacrifice, 131 East 56th st.

56th st.

A RARE CHANCE FOR BUILDER.—UNFINISHED Buildings taken in under foreclosure: good location; easy terms. Owner, 137 Broadway, room 19.

BIO BANGAIN.—FOUR STORY SINGLE FLAT, NO. 172 East Solb st. can easily be altered into store), now bringing in per cent on money invested, for sale cheap to quick buyer; need the money; only \$3,000 cash required. Owner, 1,376 3d av.

ELEGANT FOUR STORY HOUSE, 25X90, BUILT TO order, preminently located on east side, near Courtal Park, or would trade for smaller one similarly located. GENTLEMAN'S RESIDENCE.

S50,000.

To sattle the estate we will sacrifice elegant four story brown stone Residence, 22x100, just off 5th av., near Windsor, in perfect order.

MORRIS B. BAER & CO.,

70 and 72 West 34th st.

GREAT BARGAIN-ONE OF THE BEST INVESTments ever offered, five story first with stores; prominent
avenue below 56th st; all rented; pays over 20 per cent;
inj \$5,000 caffs required. Sites BROS, IS3 Broadway.

MUST BE SOLD TO CLOSE AN ESTATE.—HANDsome four story nelvate House, 21250x100; East 37th st;
perfact order. FOLSOM BRUTHERS, 835 broadway.

NEAR MADISON AV. AND SIXTIES; \$35,000; FOUR
story brown store, dining room extension, MORRIS B.
BAER & CO., 70 and 72 West 38th st.

NALE \$50,000, HENT \$2,200-141 BAST 37TH; MOD-bra house; decorated: 10x80x104.9; dining extension. Owner, CHARLES DUGGIN, office 122 Park av.

orn house; decorated: 10x80x208.9; dining extension. Owner, CHARLES DUGGIN, office 122 Park av.

VERY DESIRABLE FULL LOT, WITH FRONT AND cent brick buildings; situated flast 28th at; price bi3,000; want offer, Rilleen, 201 kant 23d at.

50TH ST. NEAR 18T AV.—HANDSOME FOUR STORY Dwelling, 2020; in elegant order throughout. Formuts of H. Schmidt, 1,106 ad av.

60 EAST 49TH ST.—FOUR STORY HIGH STOP Dwelling, 2022,58; eleven rooms; clousts and cellar; new plumbing and decorations; possession; will be escribed to an immediate purchaser.

JOHN HENSHAW, 20 Nassau st.

\$12,000 ONLY FOR THERE STORY STORE AND Dwelling, 55th at, near 3d av., 20x50x100; good invostment. Farticulars of H. SCHMIDT, 1,136 3d av.

\$13,000 ONLY—FOUR STORY TENEMENT, 55TH ST., near 18t av., 20x50x100; rent \$1,485; positively a bargain; forme casty.

\$18,000 ONLY—FIVE STORY TENEMENT. 5TH ST., near 3d av., 25x05x100; in good order. Particulars of H. SCHMIDT, 1,136 3d av.

\$23,000 PURCHASES ELEGANT REOWN STONE \$35,000 PURCHASES ELEGANT BROWN STONE private Residence, below 40th st, adjoining Park av.
ANDERSON, 89 White st.

Above 14th St., 5th Av. to North River.

A.—
A GOOD INVESTMENT.
TEN PER CENT NET GUARANTEED ON
INVESTMENT OF \$40,000.
A CHOICE THE AV. CORNER PLAT AND STORES
BOAT 72d 81. "L" station; year leases; no vacancies since
house weas built, mortages 446 per cent; must sell.
JESSE C. BENNETT, 1,288 COLLIMBUS (3TH) AV.
A FINE NEW FOUR STORY BROWN STORE HOUSE,
private street near Sist st. "L" station; 19 foot three
story extension and latest choice appointments throughcut; \$31,000.
JESSE C. BENNETT, 1,268 Columbus (9th) av.

A.-LAST TWO OF A ROW OF EIGHT.

NOS. 165 AND 167 WEST 78TH ST.,
between Columbus (94th) and Amsterdam (19th) avs.
For sale, the above elegant new 18 foot four story brown atono Dwellinga, with three story extensions; select neighborhood; hardwood trim, parquet floors, Ac., moderate terms. WILLIAM W. HALL, Owner, on premises. A TENTH AVENUE CORNER FIVE STORY DOUBLE Flat, with large store, near Fighty-first street "L" station; price only \$50,000; investigate this before purchasing observers; call or send for descriptive emalogue.

FRANK L. FISHER & CO.,

1,357 Columbus (9th) av., southwest corner slat st.

1,357 Columbus (9th) av., southwest corner Sist st.

AN EXCEPTIONALLY WELL BUILT FOUR STORY
brown stone Frivate Residence, IS255x102.2, with three
story extension a resiricted block in the tenderion of
the west side; will be said at a less price than the cost
to build. Call or send for complete list of West Side
Property, just published.

A FOUR STORY BRICK AND STONE BOX

A FOUR STORY BRICK AND STONE BOX

stoop, 22x85x102, dining room extension; GOOD CHANCE. | decorated and fixtures; street 100 feet wide. APPLY W. E. JACKSON, 79D ST. AND COLUMBUS AV. A .- 139 WEST SCTH ST. (100 FOOT STREET) .-Finast, full size new extension House, new for sale and will be sold right down to meet the markst. See it. V. R. STEVENSON & CO. 106 Broadway.

A.—BARGAINS.—ENTIRE FRONT ON WEST END av. of five story Double Stores and Tenoments, including conners; terms to suit.

Several five story Double Tenoments on 67th st.; little cash required.

JOHN RUCK, Builder.

1,059 10th av.

A.—HANDSOME HOUSES ON THE WEST SIDE; four skory Dwallings on West End av., 70th and 77th ste, prices low; easy torms. Also small Houses in Harlem; always open. DORE LYON, 321 West 136th st. DORE LYON, 221 West 1891b st.

A BARE OPPORTUNITY.—NEW FIVE STORY
Double Flat on west side; steam heat; private halls; two
blocks from "L" station; 25x80x100; rents \$3,000; moregage \$20,000; price \$55,000; over 1d per cent net on investment. 1,384 10th av., near 85d st.

A RARE CHANCE. DTH (COLUMBUS) AV., THE Buest Buildings, representing a whole front, \$220,000; paying nine per cent; terms to suit. L. FROEHLICH, 1.502 Amsterdam (10th) av., corner Sist st., or 169 East Sist.

A.—18 WEST 129TH ST.—25 FOOT THREE STORY prick Dwelling, in complete order; fine large yard; rent properties seen at any time. L. CAPPENTER, 1,781 3d av., 41 Liberty et. A.-POP SALE-A PROMINENT AND VALUABLE sorner Property for improvement, five lots, old buildings, near Pitch Avenue Hotel, Apply to WM.P. SEY-MOUIK, 171 Broadway.

A.—FOR SALE, THE ELMOKE, 240 WEST 34TH ST.; few story Apartment House, 25x85 feet; well rented; can be purchased on easy terms. By J. E. LEVINESS, 59 A.—FIRST CLASS DWELLING ON 71ST ST., BE-tween Columbus and Amsterdam avs., 21x60x100; d. r. extension; Al order, "dremoble" office, 57th st. and 7th av.

A PRIVATE DWELLING FOR SALE, 111 West 121st st., near Lenox av. Three story and basement: handsomely decors fixures: watchman or premises; open for insp

A DOCTOR, DESIRING TO ESTABLISH AN OFFICE in a new neighborhood, will find an unusual spoortunity. Examine houses at 186th st. between 7th and 8th ava. Office No. 212 A REALLY SUPERIOR TENEMENT PROPERTY built for owners, keeping two houses well rented. Who'll buy 1 839,000.

TREACY, 1,009 9th av.

A HOME AT A BARGAIN; LOOK AT NOS, 62 AND 64 West 94th at; three story and basement; brewn store, cabinet trimmed. Particulars J. ZIMMERMANN, owner and builder, 450 West 54th st. AN ELEGANTLY DECORATED FOUR STORY EX-tension House, four halls, partors hung in silk tapes-try, will be seld at a bargain, Apply at No. 7 West 74th st.

A FINE STABLE PROPERTY FOR SALE, NO. 142 WEST 18TH ST. 23X92, ALDEN & STERNE 9 EAST 14TH ST. A HANDSOME FOUR STORY BROWN STONE House for sale, 145 West 76th st. Apply on premises or to F. CONLIN, 17 Broadway. A.-\$15,000-THREE STORY BROWN STONE, 16X50X 39,11 feet, 12Sth st., near 7th av.
PORTER & CO., 211 West 125th st. A.-120TH ST., NEAR LENOX AV.-THREE STORY brick, 20.10x45; price \$18,500, PORTER & CO., 211 West 125th st. ALL BENTED, NEW SINGLE FLAT NEAR STH AV. and lith; good investment; \$30,500 HYATT, 1,675 Broadway. HYAT, 1,653 Broadway.

HAN ELEGANT THREE STORY DWELLING, 54TH
St., near Broadway; \$21,000; bargain.
S. M. BLAKELY, 1,526 Broadway. A POUR STORY BROWN STONE PRIVATE HOUSE on 5th av., pear 125th st. \$5,000 below cost; must be BARNETT & CO., 9 East 125th st.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River. TO PURCHASE A FIRST CLASS

PRIVATE RESIDENCE
IS CALLED TO
NO 15 CALLED TO ST.
ONLY ONE LEFT IN THE ROW).
BETWEEN COLUMBUS AND AMSTERDAM AVS. These houses are finished in the same elegant manner which characterises all our work. The trim is hard wood throughout. They can be seen any day, Sundays included, For particulars apply to or address.

TERRECE FARTHY'S SONS.

1,172 COLUMBUS AV. CORNER 72D ST.

AN UNUSUALLY WELL BUILT, ATTRACTIVE HOUSE,

in a restricted neighborhood, at a moderate price,

186TH ST., BETWEEN 7TH AND STH AVS. Those who contemplate purchasing a home cannot afford not to examine them.

Apply 212 West 196th st A.-A.-BEFORE BUYING ANYWHERE ELSE examine the FINEST HOUSES

examine the FINEST HOUSES
On the STREET in this city.

BUILT BY JOHN G. PRAGUE, ARCHITECT.
Perfectly magnificent in all details and finish.
NOS. 183 70 144 WEST 86TH 87..
bouldward street, 100 feet wide; no other street in the world as fine in its stricute laying out, houses full width and of immense depth, back staircases, double cellars, &c. Apply to POWEM, 1.483 Columbus av.

A.—PARTIES WISHING TO PURCHASE after clean private House at very reasonable price would do well to examine the newly finished Houses Nos. 152, 154, 156, 156 West 74th st., between Columbus and Aumsterdam avs.
These Houses are thoroughly and substantially built yday's work and are finished in the best and most complete manner. Always open.
Address JOHN COAR, Builder, 154 West 74th st.,
A BARGAIN—ONLY ONE LEFT.—84 WEST 80TH A BARGAIN-ONLY ONE LEFT.-St WEST SOTH st.-Four story 20 foot extra fine residence; improving neighborhood; must be seld this week; see it. F. CRAW-FORD. Builder, 114 West 72d at.

BUSINESS, BUSINESS-INCOME PROPERTY.—
Avenue Stores, 30x40 feet fronts: most popular location
west side: positive bargains; ontire or single: exchange
cash basis of valuation: country property catertained.
JOHN H. PLATT, 150 Breadway.

cash basis of valuation: country property cateriained.
JUHN H. PLATT, 150 Breadway.

BARGAIN.—WEST SATH ST.: S14,000 CASH: RENTS \$5,300; desirable five story double Flats, 25x80x100; choice investment; all rented on leases.

BUILDERS, ATTENTION!—NINE LOTS, WITHOUT money, for caponable builder: 96th st., near 10th av. FORTUNE, 135 Horald.

BARHAIN.—FIVE STORY BROWN STONE FLAT. below Park; sell cheap and easy terms.

TODD, 146 Broadway.

BUILDERS AND INVESTORS.—FINEST PLOT OF lots in Harlem, close to clevated station; low figure to quick buyer.

J. W. SHOTWELL, 2,259 7th av.

BUILDERS, ATTENTION!—LOTS FOR SALE NEAR Broadway, 90x100; \$5,400.

S. M. BLARELY, 1,526 Broadway.

BOULEYARD LOTS ARE ADVANCING: FEW chiles Gigmers.

heice Corners. STEVENS, 9th av., corner 93d; Boulevard, corner 88th. OENTRAL PARK WEST, SOUTHWEST CORNER 4th st., and Central Park West, "First class four story and beseement stone Dwellings; dining foom extension; hardwood trim throughout.

B. H. LUDLOW & CO.,

47 Liberty and 500 5th av.

FOR SALE—15 WEST 120TH ST., A THREE STORY

vitck and brown stone Dwelling, unusually well built;

accorated throughout; open for inspection.

FOR SALE—THE FOUR STORY PRIVATE HOUSE,

di West Soth at; in very good condition; lot 23x100.

articulars on premises. PARTICULARS ON PREMISSON.

GREAT BARGAIN—NEW, ELEGANT, LIGHT, STEAM
nested Apartment House, partly rented. Apply on premses to Owner, 33 West 64th st., near Central Park. INFINITE RICHES IN A LITTLE ROOM, ELEGANT three story americ construction; choice block below 59th st.; \$17,500. TREACY, 1,000 9th av.

TREACT, LOW WIT AN,

JUST THE HOUSE YOU WEAT, ONE SOLD THIS
week.—141 to 140 West 93d at, 20x22 three story basement brown stone fronts, hard wood cablnet trimmed;
servants bath; most complets house on the west side.

JAMES BROWN, Owner and Builder,

NOS. 44 AND 48 WEST 75TH ST.
TWO REMAINING OUT OF TEN!
Examine them or send for pauphlet,
Street restricted: asplait pawment.
Title Guarantee and Trist Co, policy,
JAMES T. HALL, OWNER AND BUILDER,
10 WEST 28D ST.
10 WEST 28D ST.

THE GRAND NORTHWEST, CORNER OF 72D ST. and West had av.; built with from beams, carved stone cornice, copper gutturs and leaders, tile roof, plate glass, fine conservatory, hardwood cabines trim throughout, built by days work and richly decorated, is offered for the next ten days at a large of the next ten days at a large of the leaders. F. B. BOHNSON, 167 West End av., owner.

167 West End av., owner.

TO BUILDERS.—FOR SALE.—SIX LOTS NEAR WEST
125th street station; all sand; no cash required from reaponable party.

A. SCHNEIDER, 22 Liberty st.

WEST 131ST ST., NOS. 117, 116, 113, 111, BETWEEN

6th and 7th avs.—Come and inspect these bigh class Houses; none superior in Harlem; honest workmanship throughout; three story and basement; first class neigh-borhood. Inquirs on the promises.

WEST 18TH ST. NO SSS, SHTWERN STH AND 9TH ave., north side.—Three story, and belf brick high stoop Dwelling, in perfect order; immediate possession; can be seen evenings. MUSSMAS, 101 Maiden lane. WEST 21ST ST.—BANDSOME BROWN STON Residence, fronting Park; great sacrifee at \$13,590, GIBSON, 58 Liberty.

9TH AV., 1,870, NEAR 100TH ST.-FIVE STORY Plats with stores; great bargain; liberal terms; title guaranteed. Owner, 120 Broadway, third floor, room 10. 34TH ST., NEAR BROADWAY, \$26,000; four story brown stone. MORRIS B. BAER & CO., 70 and 72 West 34th st.

ROBINSON, Owner, 145 Broadway,
55TH ST., BROADWAY AND STH AV.—FOUR STORY
high stoop brown stone, 20x002100; price \$25,000; terms
to suit; perfect order.
J. EDGAR LEAVCRAFT, 1,544 Broadway.
57TH, 454.—FIVE STORY BROWN STONE FLAT,
to 19 by 60; 11 spartments: price \$25,000; rents \$2,000;
perfect order.
ROBT, HROWN, 173 7th sv. \$500 CASH, \$1,000 30 DAYS, \$200 QUARTERLY— Beautiful brown stone, furnished, \$19,000. 361 West 110th, Morningside Park. \$500 CASH, \$500 BO DAYS, \$150 QUARTERLY, beautiful Queen Anne: price \$15,000; possession May. \$35 West 116th.

SOS West 1993. \$1,500 CASH WILL BUY AN ELEGANT FOUR story Dwelling near 93d "1" station; hardwood finish, butler's neutry, &c., price \$18,000; PURDY, KANE & PURDY, 1,605 Columbus av., near 66th. \$14,500.-48TH ST., STH TO STH AVS.; THREE story brown stene Dwelling, 18x45x100; possession May 1; terms to suit. J. EDGAR LEAYCRAFT, 1,544 Broadway.

\$25,000.—FOUR STORY BROWN STONE, 45TH ST., near Broadway; good bargain.
S. M. BLAKELY, 1,526 Broadway. North Side (Above Harlem River). LOTS, PLOTS AND COTTAGES AT TREMONT, THE centre of upper New York; high, bandy and besith; improvements, communation, rapid transit; low prices, easy terms. GOLDERMAN & BRIGGS, 711 Tremont at, city.

Miscellaneous APARTMENT HOUSE, VERY FINE; RENT \$5,600; rice \$46,000. S. VAN WINKLE & CO., 6234 Fast 42d st. FOR SALE AT A GREAT BARGAIN ON EASY terms.—First class House, No. 318 West 88th st., near Riverside Drive; also first class House, No. 29 East 73d st., between Madison and 5th ave.

S. L. SHMSSON, 64 Broadway.

I HAVE FOR SALE IN VARIOUS LUCALITIES several very desirable places of business property.

JASPER E DORNING, 173 Broadway, office hours, 12 to 40 clock.

SIX TENEMENT HOUSES TO DIVIDE AN ES-

tate; location good; best of paying tonants in them; will be sold cheap. For particulars address M. A., 159 Herald. Horald.

VALUABLE BUSINESS PROPERTY. WITH CO3mors, down town, other locations, \$25,000 to \$500,000;
Plots on Hudson, Sullivan, Thompson, Greenwich, Washington siz; for improvement or investment, Teniment,
Flats, Apartment Houses, \$15,000 to \$500,000 to weilings
near 5th av., ISAAC A. GRAYES, 111 Breadway.

27 FOOT TENEMENT; RENTALS \$1,728; PRICE
\$16,500; \$2,500 cash required.
WATERS, Owner, 242 East 121st st,

BROOKLYN PROPERTY FOR SALE
AND TO RENT.
A.-HUUSES FOR SALE-BROOKDYN UPTOWN
headquarters for homeseckors and investors. WILLIAM P. RAE & CO., 304 Gates av., corner Nostrand.

IAM F. RAR & CO., 394 Gates av., corner Nostrand.

FOR SALE-LOTS 24TH, 25TH AND 26TH WARDS, close by elevated railroade; several bargains; Equities of some parcels will be exchanged for free and clear improved; also Lots for sale in all parts of the city.

D. P. DARLING & CO., 30 Court st., Brooklyn.

OWNER WILL SELL VERY DESTRABLE BUSINESS ermar brick House in growing part of Brooklyn, 25 feet front, with all improvements, including my first class Liquor Store. Inquire in store, 387 Broadway, Brooklyn, R. D.

E. D.

STORE OR BUILDING, MEST LOCATION ON FULton st., next to Weeheler Brothers new building. Inquire 515 Fulton st., Brocklyn.

TO LET FOR AN INSURANCE OFFICE—PART OF
the large, well lighted Office on ground floor of No. 187
Montague st., Brocklyn, adjoining Real Estate Exchange, opposite Academy of Music. Apply C. N.
MOODY & CO., 187 Montague st. MOODY & CO., 187 Montague st. \$4,300 WHAL BUY THE FIRST CLASS TWO STORY and basement brownstone house 930 Butler st., near Nos-trand av.; lot 128 feet deep; a big chance; half cash. MURCH, 16 Court st.

BROOKLYN PROPERTY FOR SALE AND TO RENT. \$5,83) FOR S70 ATLANTIC AV. NEAR HOYT ST., bree story brick Store and riats; 60 feet deep; lot 100. CONDICT, 22 Court at., Brooklyn. CONDICT, 2F COURT ST., SPOOKI)N.

\$13,000.—ELEGANT CORNER THREE STORY
brown stone 20 foot House, Stuyvesant av, and Chauncey
st, every improvement; parfors and hall polished mehogany; basement sok, hardwood; mantels, plate glass
mirrors, beautiful gas fixtures; very select neighborhood; one block from Utica avenue elevated station;
two inside Houses, \$11,000; always open.

JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE. FOR SALE-IN HOBOKEN, N. J., 10 FULL LOTS, front on Adams and Sth sts.; location for large factory business; price low; terine casy. Also single Lots on Adams and Jefferson sta. Hoboken. MORRISON, 316 Greenwich st., New York city.

WESTCHESTER COUNTY PROPERTY FOR SALE OR TO LET. AT I ELHAM MANOR, NEW ROCHELLE, LARGE-MONT, MAMARONECK, RYE, PORT CHESTER, GREENWICH, STAMFO ND and all along the SOUND. Maps, photographs and full particulars of property for said errent. Chas. FUND, CRIMERY 4, CO.

CHAS. FIELD GRIFFEN & CO., 42D ST. (opposite Grand Central Depot), ROOM 6. AT YONKERS ON HUDSON.—TO LET OR LEASE—A 12 room brick House, in perfect order, with every modern convenience; good location and river view; rest 4600 a year; if taken at once rent may day from April 1. BELLOWS & WARREN, Agents, 20 Getty equare. Yonkers.

Youkers.

AT LARCHMONT MANOR, ON THE SOUND, TWO desirable Houses, furnished or unfurnished; all conveniences, substantially built and thoroughly heated, for winter use.

Mrs. WM. M. DAVIDSON, Larchmont Manor. Mrs. WM. M. DAVIDSON, LARCHMONT NANOR.

A HOUSE IN MOUNT VERNON TO LEASE OR for sale; 14 rooms; all newly decorated and in perfect condition; all improvements; ground 190x100; five minutes from deport; low rent. M. F. 16 East 42d st.

ALL HUDSON RIVER AND WESTCHESTER COUNTY Property specialty; sale and rent.

S. EMBERSON, 59 West 42d.

FOR SALE—178 ACRES, 34 MILE BELOW WHITE Plains, on railroad.

FISH BROS., 16 East 23d.

Plains, on railroad. FISH BROS, 16 East 23d. TO LET IN MOUNT VERNON—LARGE DOUBLE House, 26 rooms, and in perfect condition; ground and stable; suitable for boarding house, small hotel or pri-vate house: low rent. Uwaer, 16 East 42d st. WESTCHESTER COUNTY LARGE AND SMALL Places for sale. FISH BROS., 16 East 27d st., New York. PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

DELECTA PARK,

near Scarsdale, Hartsdale and White Plains; 50 to 200 per cent can be realized by investors; for home sites has ne equal. Send for prespectus to W. T. ARMSTRONG, Manager, 59 Liberty st., room 15, New York city. Nanager, os dinerty wi, rosm is, new york city.

AT NYACK ON HUNSON, FOR SALE—AN ELErant Country Seat, furnished or unfurnished; extensive
river frontage; large bouse, whate, ges, kc, hone decerill city conveniences; heat, water, ges, kc, hone decerated; will be sold reasonable to close an estate; terms
to suit purchaser. SOCKLANDER, box 316 Herald of-

AN ALL YEAR HOME OVERLOOKING THE ATlantic Ocean; one bour from City Hall; brick mans'on,
all improvements; stable and carriage house; 10 acres,
beautful lawn, garden and drives; a reduction of \$10.00
recently made from former price. (Folio 4.274).

PHILLIPS & WELLS, Tribune Building.

ATTENTION!—SPECIAL BARGAIN FOR CASH—
House, nine rooms, all improvements; only 14 miles
out; price \$4,500; only \$2,000 cash required; bigh and
healthy. Apply personally.

out; price \$4,000; only \$2,000 cash required; bigh and healthy. Apply personally, EDWIN I, FAYLOR, 71 Broadway.

AT ELIZABETH, N. J.—A DESIRABLE CORN-ER modern Residence Property, in good neighborhood; for special family reasons will sell for only \$14,000; terms to suit. (Fello 5,391).

PHILLIPS & WELLS, Tribune Building. PHILILIPS & WELLS, Tribune Building.

ASBURY PARK, N. J.-POR SALE-BOARDING
House, 38 rooms, furnished; lake frontage; might exchange. Call personally on BYRAM, 11 Wall st. room

COREY COUNTRY PLACE, 45 ACRES, WITH GOOD buildings, fruit; near station, Schaalenburgh, 35 minutes by West Shore road; 56,300; terms easy.

MASON, 21 Park row.

COUNTRY HOMES FOR SALE—OUR DESCRIPTIVE list of nearly 200, price 6c. NEW FORK AND NEW ENGLAND, REAL ESPATE AGENCY, 2 West 14th st. FOR SALE-AT A GREAT BARGAIN, AN ELEGANT Property, bounded by Rider, Carman and Bay avs. (the most popular and thriving part of Patchogue), compris-

most popular and thriving part of Patchogue), comprising 12 acres almost in the beart of the village, an elegant new queen Anne mansion with 15 immense rooms and a large bay window, with tower which commands a superb view for miles, including full view of Great South Bay and Atlantic Ocean, furnished with gas, hot and cold water throughout; large carriage house and barn, with number other outbuildings; five minutes to depot, public school and churches; large orehard of apple, pear and poach trees; quantities of smaller fruit; a trout pend and lake; also a fine cask grove; electric lights in street; this property is worth a fortune, and can be sold in building plots to double the sailing price; anly \$18,000; terms very casy.

J. B. SWEZEY, Patchogue, L. I., N. Y.

FOR SALE—AT LAWELNCE BEACH, NEWLY FITted Hotel; 124 rooms, stabling, billiard, bar, laundry; all in order for next season; Hotel partly furnished; a grand chance for an experienced hotel man or restauratour of responsibility is more an object than the more saile of the property; if not sold before the 15th Inst, will be for lease upon ressonable terms. Apply in forenoon only at 417,0HOOK'S Real Estate office, 14 Chambers for lease upon ressonable terms. Apply in forencen ily at HITCHCOCK'S Real Estate office, 14 Chambers ... New York.

St., New York.

FOR SALE AT FLUSHING, L. I.—A FINE CHANCE to secure a perfect home in perfect order, first class in every respect; located on finest avenue, overlocking bar; 14 rooms, all modern improvement; 20 city located, barn and outbuildings, beautiful lawns, lagged walks, det, teains until midnight; free and clear; might exchange for moderate size private home, nicely located, in city, Apply to PECK, corner 38th st. and 1st av., or B. S. PECK, 132 Nassau st.

B. S. PECK, 182 Nassau st.

FOR SALE—AT WESTFORT, CONN., 45 MILES from city (N. v., N. H. and H. R. R.), a fine country Residence, beautifully situated on the Sangatuck River; house 22 rooms, grapery, greenhouse, atables, about eight acres of land, fine laws, garden, shade and ornamental troos; horse cars to depot; will be sold at accrifice to close an estate. For particulars apply to EDWARD MYERS, 32 Broadway, room 2.

FLORIDA LAND FOR SALE—360 ACRES SELECTED high pine land, bordering on beautiful lake and suitable for subdividing for sectiors and cultivation of oranges, crapes, vegetables, &c. Is now survered and staked in 10 acre pios; price \$15 per acre; one half may romain on bond and mortgage. Address PLORIDA, boy 301 Herald Uptown.

FOR SALE AT DEMAREST, N. J.—A. FINE FARM, about thirty-four acres; twenty-five under cultivation; nine wood land; two story basement and attle flouse, arge barn; all in good order. Address C. W. WETYEN, Demarest, Bergen county, N. J.

FOR SALE OR BENT-A HANDSOME BUILDING, searly completed, on a prominent corner; suitable for total, bearding house and stores. Call on or address to waer, D. L. HAWKINS, East Grange, N. J. FOR SALE OR EXCHANGE-FARM, TOO ACRES, Huntington, L. I., adjoining fair grounds; dwelling, farmbouse, large bern, JAMES A. VAN BRUNT, 72 South st., New York. FARM FOR SALE-BERGEN COUNTY, N. J.: 87 acres, good house, barn and outbuildings; price \$5,500. Address ACKERMAN, rear 48 Green st., Newark, N. J. FARM ON THE HUDSON FOR SALE-ONE HUN-dred acres: twenty-five hundred fruit trees in bearing. R. M. SMYTHE. 44 Broadway.

HOTEL FOR SALE OR TO LET FOR A TERM OF years and Furniture for sale; lecated in a flourishing New England city of over 40,000 inhabitants and an important railroad centre; the hotel contains over 120 rooms; situased in the heart of the city, and is first class in every respect; a rare opportunity for a hetel man. For terms and full particulars call on or address L. B., 27 Pearl st.

27 Pearl st.

HOTEL, 40 ROOMS, ABOUT TWO ACRES HIGH
ground, admirably adapted for first class business, one
hour on New Haven read; decided bargain; must be sold
to close estato. Photos. &c., with
CHAS. FIELD GRIFFEN & CO.,
424 st. (oppeatte Grand Central Depot), room 6,

LLEWELLYN PARK-MOUNTAIN SIDE, URANGE, N.J.-Por sale, large Residence; every convenience; five acres; forces tabase, superblawner, 324,000 lowest. Also near entrance, modern Cottage; 136 acres; 312,000; possession any time.

E. P. HAMILTON, 96 Broadway, second floor.

LONG ISLAND, SOUTH SIDE, AT PATCHOGUE.—
For sale, one of the finest places on Ocean av.: Honse has hot and cold water, bath: heater in cellar, speaking tubes, &c.; fine stable; So young fruit trees, 10 grape vines; free and clear of all sneumbrances. OWNER, 342 Herald office.

ORANGE, N. J.—DESIRABLE PROPERTIES, NEAR all stations, sale and rent. S. D. CONDIT, opposits Brick Church Station. POMFRET, CONN.-TO LET, THOROUGHLY FU-nished Residence of Miss Eleanor Vinton, Inquire of ROBERT JACOB, care of L. L. White & Co., 40 Wall st. SHORE ROAD, FORT HAMILTON,-HANDSOME fills; all improvements; grounds 120x197; for sale theap. VAN BRUNT, 50 Liberty. cheap.

SLATE QUARRY FOR SALE OR TAKE PARTNER; \$25,000; \$500,000 yearly capacity; capital chance.

SLATE, Herald office.

TO CAPITALISTS AND BUILDERS.
Valuable Business Property in the heart of the city of Raitimore for sale.
The trustees of the Associate Reformed Church of Baltimore offer for sale the Site of their old church, fronting about 133 feet on Fayette st., between Charles and Liberty sts., with a depth of about 100 feet to a 15 foot alley; this property is in the centre of the wholesale and retail section of Baltimore, surrounded by the prominent public buildings and hotels of the city; the widening of Payette st., now in progress, to which the city has appropriated \$550,000, will make this property among the most valuable in Baltimore. Address WALLACE KING, President, Baltimore.

TO LET OR LEASE AT A MODERATE RENTAL-A-gentleman's large Country Realdence, partially for ulshed or unfurnished; steam beat, gas, water, stable; large beautiful lawn, &c. Address NEAR YONKERS, 1554th av. TO LET-PEACH LAKE HOUSE, AT PEACH LAKE, rish 23 acros land, in Westchester county, New York, nquire H. R. VAN DEUSEN, 352 West 27th st., New

York.

TO LET—A SMALL HOTEL OF 39 ROOMS, PARTLY furnished, in Nadison, N. J.; 4 acres, stable; rent resonable. Apply 49 West SMd st.

65 LOTS, CORN. F. ALCKSON AV. AND WOODSIDE av., immediately adjoining long is and City, in the township of Newtown; three miles from Thirty-fourth street farry, two miles from Ninety second atreet ferry; the finest corner in Queena country, especially for botch, pavilion or road house; is at junction of five constantly travelled avenues and in straight line of all improvements, such as tunnel and bridge; five minutes walk from Woodside depot. AUGUST REVMERT, Autorney at Law, 128 Broadway. New York.

83 200 WILL BRIV YILL AGE FARM OF FIVE ACRES.

as Law, see Broadway. Now York.

\$3,200 WILL BUY VILLAGE FARM ()F FIVE ACRES,
splendd land, abundance of fruit, cuttage eight rooms
and cellar, stable and barn, carriage house, wond house
and shed, extensive lawns with ornamental sirabs, &c.
everything in good shape. Call on ASMUS Sayville,
L. I.

REAL ESTATE WAN ED. A -WANTED-FOR OUR SPRING LIST, IMPROVED and unimproved Property to let and for saie; no charge for registering. J. ROMAINE BROWN & CO., 58 West Sid at., near Broadway. CHEAP SINGLE FLAT, FROM 60TH TO 70TH ST., 2d to Lexington av. BUELLING, 240 Heraid,

NOW IS THE TIME TO REGISTER FOR THE spring renting; considerable domand for business property; no charge for registering.

D. R. MORISON, 180 Broadway. D. R. MORISON, 180 Broadway.

WANTED—A WATER FRONT PROPERTY OF FIVE
to twenty acres near New York, within access of a trank
line railroad. Address MANUFACTURER, box 224 Heraid
office.

office.

WANTED-FOR OUR STRING LIST, WESTCHESTER and adjacent counties Property.

PISH BROS., 16 East 28d st.

WANTED-FACTORY BUILT; 150,000 SQUARR FEET floor space; north Harlem River; will take 10 years loase; no agents. CUTTON, Herald.

WANTED-FULL DESCRIPTION OF ALL KINDS of Property to rent, sail or exchange.

WM. S. ANDERSON & CO., 1,242 3d av.

SCH. ST. SINGLE OF DOUBLE FLAT, EAST SIDK: SOTH ST.—SINGLE OR DOUBLE FLAT, EAST SIDE; give lowest-cash price, L. E., box 200 Herald.

REAL ESTATE AT AUCTION. A.-A.-RICHARD V. HARNETT & CO., AUCTION-

will sell at auction WEDNESDAY, February II, at 12 o'clock noon, at the Real Estate Exchange and Anction Room, 59 to 60 Liberty st.

To close the estate of B. NJAMIN WEAVER, deceased.
460 9th av.—Three story brick in front and frame Building in rear; to 22.82x100.
315 West 48th st.—Three story and basemont brown stone Dwelling, 18x1045.
855 West 48th st.—Two story frame Dwelling.
728 10th av.—Four story brick Store, two story brick extension, Astor leasebold, expires May 1, 1901, with renewal; ground reat 820, taxes, assessments, &c.

CUDLIFP & GLOVER, bags, Attorneys, 11 Pine st.

CUDDIPP & GLOVER, Esqs., Attorneys, 11 Pine st.

THURSDAY, February 18.

159th st., 10th av., two frame Dwellings.

Maps at suctioneers', 71 and 73 Liberty st.

A.-A.-RICHARD V HARNETT & CO., AUC'N'RS,
WILL SELL AT AUCTION,

THESDAY, FEBRUARY 17.

at 12 o'cleck noon, at the Real Estate Exchange and
Auction Rooms, Nos. 59 to 55 Liberty st.

RIVERSIDE DRIVE, COMMENCING 107.6 FEET

FOUR VERY ATTRACTIVELY SITUATED Plots of 30
feet front each and of extra depth.

The park at this point is tunusally wide, with promende and bridle read; magnificent and unobstructed views of the Palisades, the Hudson, &c.

80 per cent may remain at 5 per cent,

Maps at Auctioneer', 71 and 73 Liberty st.

A.-A.-A.-

A.—A.—A.—
JOHN F. B. SMYTH, AUCTIONEER,
will sell at the Real Estate Exchange,
50 Liberty st. at 12 o'clock noon,
WEDNESDAY, FEBRUARY 11, 1891,
30 Mount Morris av., s. w. cor., 123d st., three story
brown stone Residence, on 1st 20x80 fest.
THURSDAY, FEBRUARY 12, 1891,
321 West 55th st., between 8th and 9th avs., three story
brown stone Residence, on 1st 12x80 fest.
Maps at auctioneer's office. 69 Liberty st.

GEO. H. SCOTT, AUCTIONEER.

A.—GEO. H. SCOTT, AUCTIONEER.

SCOTT & MYERS WILL SELE AT AUCTION TUESDAY, FEBRUARY 17, at 12 o'clock, noon, at the Relate Exchange, Ou liberty st.

Nos. 3 and 5 Coorden of the executor, by order of the executor, by the Buildings, occupied as stores, office, ac.

Maps and further particulars of the auctioneers, 59 Liberty st.

PETER F. MEYER, AUUTIONEER.

PATER F. MEYER, AUUTIONEER.

DANIEL S. MILLER AND CHAS. E. APPLERY.

EXECUTORS ESTATE OF ANN K. MILLER, deceased,
ADRIAN H. MULLER & SON

THURSDAY. FERUARY 12, 1801,
at 12 o'clock, at the Real Estate Exchange,
50 Liberty st.,

NOS. 518 5TH AV.,

120 WARREN ST.,

SO Liberty st.,
the choice and valuable property
NOS. 518 5TH AV.,
330 GREENWICH ST. AND 120 WARREN ST.,
464 AND 466 GREENWICH ST.,
Maps, &c., at the Anctioneer's office, Pine et.

PETER F. MEYER, AICTIONEER,
ADRIAN H. MULLER & SON
Will sell at auction on
TUESDAY, FEBRUARY 17, 1891,
at 12 o'clock, at the Heal Estate Exchange,
50 Liberty st.,
the 3½ and 4 story and basement high stoop stone Dwelllags, with Lots,
NOS. 718, 728, 728 AND 730 ST. NICHOLAS AV.,
between 146th and 137th sts.
Maps, &c., at the Auctioneer's office, 1 Pine st.

PETER F. MEYER, AUCTIONEER,
TRINTENS SALE.
ADRIAN H. MULLER & SON
Will sell at auction on
THUESDAY, FEBRUARY 19, 1891,
at 12 o'clock, at the Roal Estate Exchange,
No. 59 to 65 Liberty st.,
BY ORDER OF THE TRUSTEES OF
STEPHEN G. FOTTERALL, DECRASED,
the choice sed valuable Property
NO. 5 CHATHAM SQUARE,
147 AND 149 PARK ROW (CHATHAM ST.),
421 PEARL ST. AND
63 AND 65 ROSE ST.,
aouthwesterly cornec of Rose and Pearl sts.

Maps, &c., at the Auctioneer's office, 1 Pine st. Maps. &c., at the Auctioneers' office, I Pine st.

REAL ESTATE TO EXCHANGE. REAL ESTATE TO EXCHANGE.

AT SHELTEE ISLAND-ELEGART, MODERN, 17
room Residence on water front, three seres finely laid
out grounds, carriage house, steam launch, catheat, rowbasis, &c., also elegant country Residences at Richmond
Hill, Woodlawn, would house, deam Grove, Haver
start of the start of the

A MODERN APARTMENT HOUSE DOWN TOWN: would exchange for small farm, BUILDER box 174 Herald Uptown. Hernid Uptown.

FOR EXCHANGE—SPLENDID FOUR STORY brown stone double spartment House in centre of Harlem; price \$50,000; equity \$10,000; will exchange for nearby Farm or encumbered city private Dwelling, which ewner can occupy. Address box 2,208, New York Post office.

757H ST. 22 EAST.—STATELY 25 FOOT RESI-dence, near Park: perfect order; large extension; price \$80,000; mortgage \$32,000; exchange, ROBINSON, owner, 145 Broadway.

TO LET FOR BUSINESS PURPOSES. A .- A .- SECOND FLOOR TO LET.

21 WEST 28D ST., adjoining Fifth Avenue Hotel.

Handsomely fitted up for store and office purposes. A.-LOPTS, 18,000 SQUARE PERT EACH; NEW building, northeast corner lith and Hudeon sts,; also front on 14th st; windows all sides, 300 running feat, large skylights, passanger and freight elevators, steam power, every convenience, one foremen can overlock large business here, Apply to JOHA PATTI, 38 Nassau.

A.—a.—OFFIUES, BANK BUILDINGS, BEEKMAN, corner Pearl st., very lizbt; all neat, quiet decorations singly or en suite; from \$200; every known convenience four minutes' walk from Post office. Apply on premises. A.—MAIDEN LANE, 51 AND 53 (JEWELLERS' EX-change Buildings).—Offices and Floors; passenger cleva-tor and every convenience; ravy low rents. JOHN PETTIT, 93 Nassau,

A.-A.-NEW SIX STORY AND BASEMENT BUILD-ing 25x103, for rent, at 342 West 14th st., store and offst; passonger and freight clovator; steam heat; all improvements. JUHN PETTIT, 03 Nassau st. improvements. JUHN PETTIT, 93 Nassau st.

Al,L Light Manufacturing LOFTS. THE BEST in the city; desirable location;

27 and 128 West 32d st.;

steady power and steam heat and very low rents.

Examine them before locating.

A.—A HANDSOME BUILDING TO LEASE on the west side of Breadway, near 23d st.

Finest location in the city; reasonable vent.

ALDEN & STERNE, 9 EAST 14TH ST.

A.-9 MAIDEN LANE.-OFFICES TO RENT FROM May 1; the building will be thoroughly renovated; ele-vator and steam heat. Apply to CHARLES S. BROWN, 36 Liberty st. A.-A.-VERY LIGHT LOFTS TO KENT, WITH steam heat, power, &c., in new buildings corner thight and Variek sts.,
Hudson and Franklin sts.
JOHN T, WILLIAMS, 81 Fulton st.

A.-A.-A.-LARGE NEW STORES AND WARE-houses to let on Hudson and Franklin sts.; six stories, elevators and steam beat, JOHN T. WILLIAMS, 81 Fulton st. A BARGAIN IF LET IMMEDIATELY, -UNLY STORE and Basement left; spacious, elegant building 60x100, 72 Woo-ter st.; steam elevator, best, unlimited newer; light all sides; must see to appreciate. Apply in store, A. -STORE, 20X75, WITH EXTRA DEEP OBLIAR and plate glass front, to les in Monut Vernon for bakery; ven and everything complete in celler; a splendid oportunity for baker and exterer. Apply 18 Mast 42d st. AN ELEGANT NEW FACTORY, ON 44TH ST., NEAR 3d av., to let; 44200; five stories and basement well lighted; suitable for any manufacturing business or sainr-age. JOHN MURPHY, Builder, 202 East 43d as. A NICE STORE TO LET.—NO 1237 LEXINGTON av., next to corner of 84th at.; suitable for office purposes; steam bested: rent 840.

A PLY ON PREMISES.

A FOUR STORY FACTORY IN STEH ST. NEAR 3D av.: splendidly adapted for light manufacturing business; good light; long lease; boller and engine; ront \$1,600, 16 East 42d at. A LARGE STORE AND BASEMENT IN TEMPLE Court, 119 Nassau st., to be let with immediate possession.

RULAND & WHITING, 5 Beekman st.

sion.

A. JACOB ST., NOS. 2 AND 236.
six story Warehouse, 32x50, to lease for a term of years; alterations made to suit tonant; pessession ling 1.

MACLAY & DAVIES, Equitable fulfiling, 120 Broadway. A LARGE CORNER STORE AND BASEMENT IN new building; will lease at low rent; first class neighbor-hood; southeast corner 75th st., and 9th sv. A FIVE STORY SUBSTANTIAL BUILDING TO LET at 7 and 9 Water st., 32.6 front. RULAND & WHITING, 5 Beckman. RUDAND & WHITING, 5 Beekman.

A FIVE STORY HOUSE, SOUTH SIDE, 24 FEET;
near Broadway; rout reasonable; 32 West 24th at.

J. EDGAR LEAYCRAFT, 1,544 Broadway. J. EDGAR LEAYCRAFT, 1,344 Broadway.

AN EXCELLENT LOCALITY FOR A FIRST class grocery or dry goods store. The Brockholst Hotel, 520 Columbus av., corner 85th st.

520 Columbus av., corner 85th st.

BROADWAY, SOUTHEST CORNER 40TH ST.
New Building, steam hested, very elegant,
Stores, 569; Offices and Studies, 850 up;
4 West 22d st., one door from 5th av.
Store, 51800; Studies and Offices, 215 up;
Store, 51800; Studies and Offices, 215 up;
Store, 626 6th av., near 37th st., 5100;
corner ist av. and 48th st., Store, 800; 4th av and 56th at., Nore, 800; 4th av and 56th at., Nore, 800; 4th av and 56th at., Nore, 800; 800;
MORRIS B BAER & CO., 70 and 72 West 34th st.
BUILDING TO LET-FIVE STORIES, SXMO, BEAver st., between Cotton and Produce exchanges; immediate possession.

yer st., between Cotton and Produce calling dist possession.

E. A., CRUIKSHANK & OO., 176 Broadway.

CORNER STORES TO LET.

702 9th ay., northeast corner 48th at.

963 Park ay., northeast corner 282d st.

635 Park ay., northeast corner 68th at.

1,287 Amsterdam ay., northwest corner 77th st.

J. EDGAR LEAVERAFT, 1,544 Broadway. CHOIOE OFFICES IN THE NEW MICTAL AND Electrical Building, 74 Cortlands, corner Washingson as, with every known convenience; very light; lowest rents; east service; most accessible. Apply to janitor, Dest service: most soccessible. Apply to jaintor.

CORNER STORE, 25X80, WITH EXTRA DEEP CELlar, to let in Mount Vernon for dry grocery store; splendid opportunity to start in business; long lease; lowrent to responsible party. 18 tenst \$2d at.

DESK ROOM TO LET, CORNER OF BROADWAY
and Reade s a, with use of rolling top desk; rent, \$8 per
month. Address Law, 114 Herald office.

TO LET FOR BUSINESS PURPOSES. DESIRABLE OFFICES TO LET TEMPLE COURT; thoroughly freproof. BULAND & WHITING.

DESK ROOM TO LET-LIGHT AND ARKY; SUITA-ble for any business, 150 Broadway, room 42.

BLIZABETH ST. 49-47, N. AR CANAL,—SIX STORY Building, 75x100; light all round; factory or warshouse.

FACTORY BULLDING, OS.-T AL DICATION; three stories 20x-0; concrets celler, two steam bollors, pumps, holst, all in good order; possession immediate; least to built. OAK, how Set Heraid.

FOR HENT.-NICE STOR. FOR RENY, STONE ST., near cornor Bread st., new occupied as umbrella store; lew rent. Inquire by Broad at. FOR DRY GROCKRIES, LIQUORS OR DRUGS.— Large and handsome Stere. 705 9th av., near 48th st.

HALF OF Flist FLOOR, SUITABLE FOR DEN-ties, 525 8th av., near 38th st.; \$18 per month. LOW RENT-DELIGHTFUL OFFICES.

Columbia Building, 29 Broadway, 2-S Morris at , 1-0 Trinity place; three entrances; four fast elevators; steam heat, electric light, mail chutes, &c.; ready about April 15; elevator now running. E. A. CRUIKSHANK & CO., 176 Broadway,

E. A. CRUIKBHANK & CO., 176 Broadway, or on the premines.

LOFTS TO LET IN NEW FACTORY;
BUILDING 75X85, WITH ALL;
IMPROVEMENTS, ELEVATOR AND STEAM POWER.
INQUIRE OF OWNERS,
OFFICE 692 EAST 17TH ST.,
GRISSLER & SON.

LOFTS WITH STEAM FOWER: 6,000 SQUARE feet and smaller; new building, Hudson, corner Ganssovorf st. steam heat, all improvements. Inquire on premises or THE HALL STEAM POWER CO., 211 Center st. LARGE YARD AND STORAGE SHEDS, EAST NIDE, suitable for lumber yard, &c., or manufacturing purposes; entrauce on two streets. Address T. W. B., Horald.

LARGE LIVERY AND BOARDING STABLE ON 1955 st to rent from May 1; established 20 years; best location in Harlem. W. E. BENJAMIN, 2,2935d av. LOFTS TO LET-NEW SIX STORY BUILDINGS, with steam power, steam best and elevator; \$50 to \$75 per month. 1st av, near 38th st. LARGE, LIGHT LOFT, 25 X90, WITH POWER AND boist, near 6th av.
THOMAS & ECKERSON, 35 West 30th at.

LOFT TO LET-\$1,200-PORSESSION AT ONCE; Nassau st., near Fulton; splendid light. R. A. CRUIKSHANK & CO., 176 Broadway. E. A. CRUIKSHANK & CO., 176 Broadway.

LOFTS TO LET, WITH OR WITHOUT STEAM
power, at 334, 336 West 38th at.

NORTHEAST CORNER HOUSTON AND CROSEY
sta.—Large Store and light Basement, 65x100; all improvements; steam heat; elevators to basement; will
divide to suit tensuits and will make two years lease at
a very low rent. RICHARD V. HARNETT & CO.,
Agents, 71 and 78 Liberty at.

Agents, 71 and 73 Liberty at.

OPPICES TO LET-SINGLY OR EN SUITE; LARGE one on first floor, entable for bankers or brokers offices, in No. 55 Broadway, being one of the bandsomest corner fireproof buildings on Broadway.

H. C. VAN AUKEN, 71 Broadway, New York. H. C. VAN AUKEN, 71 Broadway, New York.

ONE OR TWO LOFTS, 50390, WITH OR WITHOUT
woodworking machinery and power; light all sides; low
insurance; suitable for wood workers; finest lofts in city;
low rent. 10 East 42d st.

SOUTHEAST CORNER LIBERTY ST. AND TRINITY
prace-Rooms for light manufacturing purposes, with
power; also business effices; all light rooms; elevators;
modern improvements; aplendid corner for active advertising firms. Apply to engineer, on premises.

tleing firms. Apply to engineer, on premises.

SEVERAL LIGHT OFFICES, PRONTING ON PARK
row and on an st., connecting or single; bast location
in this city for convenience; opposite the Astor House
and Post Office. Apply in music store 11 Park row.

STORE 1,242 BRUADWAY.
Ret and 324 sts., 32 feet front, 36 feet rear, 75 feet deep,
with basement.

RANDOLPH HURRY, 58 William st.

STORE AND BUILDING, WEST SIDE BROADWAY, near 28th; possession.
LUDLOW, DAY & CO., 54 West 31st. SMALL STORE, PLATE GLASS Figors, No. 9 Annual Stores, PLATE GLASS Figors, No. 9 Annual Stores and Stores of the St store, Il Fark row.

STORK-BASI-MENT AND LOFT FROM MAY 1. IS Frankfort et. Apply atroom 21, 132 Nassan et.

TO LET OR LEASIC WITH OR WITHOUT POWER, Floors 40 by 80 freet and 50 by 80, in our new factories, Kent av. hetween Keep and Rodnoy ste, built especially for manufacturing business: light on four sides; steady steam power, devator, watchman employed, no wood workers; possesses n at each man employed, no wood workers; possesses n at ply to wendent to all ferries and alleging plants. Ap Brooklyn.

TO LEASE FOR A TERM OF YEARS—A THREE story and basement high stoop Houss in good repair; lot 25 by 90.10 feet; No. 80 Th st. Inquire on promises, or address & GENT, 320, 1,238 Broadway. TO LET-A FACTORY, WITH SCOMOSQUARE FEET, five floors and basement, or small and large Lofts; all power required; Oils elevator, steam heated and well lighted. 413 East Olst st.

lighted. #38 East Sist st.
TO LEASE.—THE STORE S BOWERY: IMMEDIATE
possession given; good stand for salcon or nawnbroking; catire building from May 11 Costred. THORNTON
M. RODSAN, Real Estate Agent, 112 Kest 11th at. M. RODMAN, Real Estate Agent, 112 East 11th at.

TO LET-SECOND LOFT, 14 BARULAY, NEAR
Broadway, 25x30; possession at once.
GUSTAVUS RAYLIES, TMUTTAY.

TO LET-STORE IN BUILDING, SOUTHWEST
corner 125th st. and 5th at,
J. COCHRANE, 2 West 125th st,

TO LET—STORE AND BASEMENT, SEPARATELY of together; suitable for any business. Apply 305 3d av., corner 24th st.

TO LET—ONE LOFT, 50X75, STEAM POWER, HEAT and elevator; two Lofts, 45x50, steam, beat and power 453 West 42d st.

TO LET FOR HUBINESS OR MANUFAUTURING purposes—Premises No. 34 Broadway and 125 Eust 14th st.

S. L. SIMFSON 64 Broadway.

HABBLISHN ST. NEAR

TO LET OR LEASE 15 HARRISON ST., NEAR Hudson, 24x100 feet, fine Floors, with power, Apply to A. HALLIDAY, 17 learnison st.

HALLIDAY, 17 intrison st.

TO LET-HOTEL BRADFORD, 65 EAST 11TH ST., from May 1.

J. COUHRAN 2, 2 West 125th st.

3D AV., NEAR 50TH ST.—BUILDING TO LET, E2, 204; one store, with three floors abuve; floors occupied.

E. A. CRUIKSHANK & CO., 176 Broadway,
9TH AV. NO. 1,870.—STORE AND REAR ROOMS, near 100th st.; plato glass front; rent \$25; inducements. NOTH AV., 29.-FOUR STORY BRICK BUILDING; steam heat, slevator, all conveniences; rents \$2,500, or will sell. Particulars at 7 East 14th st. 23D STREET STOKES TO LET,-15 WEST, NEAR 6th av. first and second Floors; large plate glass show windows; low rent; leases to suit.

windows; low reat; leases to suit.

34TH ST., BETWEEN BROADWAY AND 7TH AV.—
Plot, 83 feet front, running through to 35th st.; lease
long farm; could make plot 152 feet on 34th st., running
through to 200 on 35th st. part fee.

ADRIAN G. HEGEMAN & CO., 1,321 Breadway. 43 LISPENARD ST., JUST OFF BROADWAY.— Small Store to rent at \$1,600. RICHARD V. HARNETT & UO., Agents, 71 and 78 Liberty st. 58 PRINCE ST., NEAR BROADWAY -- STORE AND lofts, 5x94; new and light.

73 WARREN ST.-STORE, BASEMENT, SUBCELlar and five Lofts in granite, brick and fron building, containing 15,000 square feet of space, with elevators, steam power and all modern improvements, in course of arcection and to be ready for occupancy May 1, can now be lessed separately or together on favorable terms. For full particulars address LEWIS COON, 173 Broadway, New York.

74 WEST 22D ST., BETWEEN BROADWAY AND 6TH av.—Destrable, large Loft, 52x85 feet; elevator and steam heat. J. O. WELLS, 10 Kest 14th st., or HOSEA HIGGINS, 68 West 22d at. 1106/88, 88 wast 232 st.

So STH AV.—THREE FLOORS OVER STORE, SUITable for light manufacturing; two, 31x110, with Offices; top floor living Booms, Apply 20 West 14th, room 2. 117 MACDOUGAL ST. BANEME T. FIRST SECOND Floor, 25x75, unitable for manufacturing cigars, laundry, brass foundry, bottling or any business. Inquire top floor. 25S 5TH AV., NEAR 28TH ST.-THREE UPPER
Floors, 25x70, separately or together.
Second Ploor. \$1,600
Third Ploor. \$250
Pourth Floor 600
Together 9,000

Floors, 25x70, separately or together.

Second Floor. 1,200
Floor 1,200
Fourth Floor 600

Together Apply on third floor.

B10 WEST 5SD ST.—A NEW FIVE STORY FACTORY
Building, suitable for manufacturing purposes; light from all four sides; will be let whole or in parts; good height between floors; floors or, steam or observed power supplied.

J. B. ALLAIRE, 502 West 5Sd st. 834 BROADWAY, NEAR : STH ST.—OFFICES TO let; elevator; steam heat; \$120 to \$490 per annum.

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A FURNISHED HOUSE TO LET, APPLY AT ONCE 69 Madison av.

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FINELY FURNISHED HOUSES 12TH, 85TH, 45TH sis., \$200; unfurnished 28th, 26th.

PALMER & POULEY, 101 West 14th.

Sis., \$200; unrariashed, 20th, 20th.

FALMER & POOLEY, 101 West 14th.

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AGENTS, 71 AND 73 LIBERTY ST.

TO RENT, FURNISHED, 30TH ST., NEAR 5TH AV.—
FOUR STOPY bigh stoop brown stone, in good order;
\$200 per month.

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So, 600 per year.

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PLACE—Furnished fifth Apartment, nins rooms, all
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A. -820 ST. EAST, NO. E: FOUR STORY BASE.
sent and collar bigh stoop stone front, 22 feet wide:
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MUREAY S, 2,000 od av.

A FOUR STORY BROWN STONE HOUSE, 131 WEST
58th st., inst put in thorough order, 51,800; possession
at once.

JAMES R. WATERLOW, 6th av., corner 50th st. A FOUR STORY BRICK HOUSE-TWO STORY Ex-tension, 23 feet wide, in thorough order, at low rant, Will be shown by the owner from 11 A. M. until 2 P. M. 67 Irving place.

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A BEAUTIFUL NEW HOUSE, WITH ALL MOBERS improvements; decorated; restricted neighborhood moderate rent. Apply at 212 West 13 th st.

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70 and 72 West 34th st.,

Have Houses in all locations, MADISON AV., NEAR CATHEDRAL -FOUR STORY brown stone House to let; \$2,500. E. A. CRUIKSHANK & CO., 176 Broadway. E. A. CRUIKSHANN & CO., 170 BFORGWAY,
NO. 9 EAST 30TH ST.—BUSINESS PURPOSES
long lease if desired.
H. R. DR. W. & CO., No. 1 West 27th st.
SMALL HOUSE ON WEST SIDE OF TOWN; ALI
CONVENIENCE: Fent \$40.
THOMAS & ROKERSON, 35 West 30th st. THOMAS & ROKERSON, 50 West SULL SE.

TO LET-MAY 1, A VERY COMPORTABLE THREE story high stoop House in Sith st, between 7th and Sit ava.; moderate rent. Apply owner, 178 William st.

\$50 PER MONTH TILL MAY 1, \$800 AFTERWARD.—Desirable ten room atone; every convenience; 202 has 114th at. Reys at MURRAY'S.

\$450 YEAR, THREE STORY BRICK HOUSE, 57, Mott av.; all improvements. W. HOWE, 582 Mott av. - \$750 #3500 #1ENDERSON PLACE.

Past S6th st., opposite new East River Park.

Handsome three story Houses of Horocons; all modera improvements; perfect order: Eighty-sixti arrest branch of Madison avenue cars run to wishin one block of the houses. Watchman at 54th East 86th st.

J. EDGAR LEAYCRAFF, 1,644 Broadway.

6TH AV., 741, NEAR 42D - LARGE AND SMALI Rooms, suitable for ladios and gentlemen; terms reason

lor for doctor.

12TH ST., 47 WEST.—PLEASANT AND DESIRABLE double and single Rooms in a very quiet house.

14TH ST., 103 WEST.—NICELY FURNISHED, sunny Rooms; and improvements; large and small; # 2up ward wookly.

21ST ST., 147 EAST (NORTH GRAMERCY PARK) .-. andsomely furnished Rooms to let; breakfast if do 21ST, 44 EAST.—S: COND FLOOR HALL ROOM other pleasant Rooms, for goutlemen; terms moderate translent or permanent.

22D Sr., 156 WEST.-PURNISHED LARGE AND 22D ST., 158 EAST.-FRONT ROOM, 52 50, FOR 25TH ST., 105 WEST.—TWO LARGE, WELL LIGHT. D. ttylishiy furnished Rooms; sultable for two gentlemen

271H .T., 125 EAST.—PARLOR AND BEDROOM, large square Boom, hall Room; all conveniences; chap-COUDEN.

large square Room, hall Room; all conveniences; cheap.

27TH ST., 7 EAST.—HANDSOMELY PURNISHED Rooms, en suite or singly; breakfast eptional.

28TH ST., 41 WEST.—ELEGANT BACHELOS Apartments. Parlor Floor, Suites, square and single and say; first class valet attendance; breakfast; references exchanged.

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28TH ST., 27 WEST.—ELEGANT NEWLY FURBISHED and single square should be suited as single should be suited as s 35TH ST., 56 WEST.—HANDNOME OFFICE AND Beception Room for physician or private business; also Suite, second floor.

40TH ST. 131 WEST.-VERY DESIRABLE AND 42D ST., 353 WEST.—FRONT HALL BEDROOM ON thinny side of the street, near 9th avenue clevated and resetown cars. Bell 3. 42D ST., 147 WEST.—ELEGANT PARLOR FLOOR, ogether or separately; also other Rooms; Board epional; references.

45TH ST., 110 WEST.-ELEGANTLY FURNISHED tooms, all heated; splendid location; no children; ref

47TH ST., 151 EAST, HANDSOMELY FURNISHED Parior and Bodroom; all conveniences; moderate terms 51sT St., 303 WEST -- A FEW NICELY FURNISHED tooms; bath, heat, &c. 54TH ST., 128 EAST.—NICELY FURNISHED PAR-lor: also ball Room, front; all conveniences; private family; reasonable.

59TH ST., 19 EAST - A FRONT ROOM, FURNISHED; southern exposure. BRIGGS 78TH >T. 112 EAST. A FINE SQUARE ROOM, second floor, with breakfast, for single gentleman, in refused Jewish family, no other boarders; all conveniences. SCTH ST., 116 EAST.—LARGE ROOMS, HAND-somely furnished; all conveniences; gentleman or two. S3 appears 88TH SL, 225 EAST, -A LARGE, SUNNY ROOM, furnished, for gentleman; private house.

ALCOVE ROOM, HANDSOMELY FURNISHED, SEC-ond floor, front; attendance, bath; near Windsor Rotel; \$15; re'erence. X., 215 Herald Uptown. BACHELOR APARTMENTS, NEAR UNION Leggue-Elaganty family. BACHELOR APARTMENTS, NEAR UNION League-Elegantiy furnished Floor; also square Rooms; private baths; very reasonable; first class valet attendance; breakfast; references, 407 5th av.

CHARLES ST., 47, NEAR WEST 4TH ST.—HAND emely furnished Room for gentlemen; reference.

Pannaci's Hotol, Sabright, N. J.

UNFURNISHED ROOMS AND APARTMENTS TO LET.

APARTSENIS TO LET. BEST NEIGHBORHOOD INcity; 56th st. near Madison av. \$890; immediate powersion. E. A. CRUIKSHANK & CO., 176 Broadway. 79 WEST 102D ST.-FINEST FLATS IN THE CITY; halls heated; all improvements. Apply janitor.

WATCHES, JEWELRY, &C. A MAGNIFICENT DIAMOND STAR PENDANT \$110; finest quality diamonds. MILLS & COLEMAN, 189 Grand st. A PAIR DIAMOND STUDS, BLUEISH WHITE tint, absolutely perfect, \$210.
MILLS & COLEMAN, 189 Grand st. A LARGE DIAMOND CRESCENT LACEPIN, \$80, MILLS & COLEMAN, 189 Grand at. A LARGE DIAMOND HEART PENDANT \$500; COST originally \$900. MILLS & COLEMAN, 189 Grand at, A VERY LARGE SOLITAIRE DIAMOND RING, PER-foct, \$450; cost \$850. MILLES & COLEMAN, 188 Grandst. BROADWAY. CORNER 207H St.-DIAMONDS. Watches, Jewelry. Silver, Woodding Pressurs boughs, and solds. SOLID SILVER SET, SEVEN PIECES, INCLUDING Urn, 5475; cost \$1,230. MILLS & COLEMAN 189Grand st.

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FURNISHED ROOMS AND APARTMENTS

TO LET.

L-ELEGANTLY PURNISHED PARLOR, BEDROON and Drossing Room; private hall, bath, heat; souther; exposure; salest location. First corner flat, 75 Wes Distat.

1.—SUITE, FURNISHED; EXOLUSIVE BATH; SIN gle Rooms, from \$3 up; office and Recontion Room; Murray Hill; references.

E. A. DALLEY, 74 West 35th.

4TH AV., 471, NEAR 32D ST. (RING BELL WM. J. M.).—Rooms, furnished, in private flat.

ATH AV. 741, NEAR 42D.—LARGE AND SMALI

acie.

11th St., 62 WEST.-NEWLY AND BRAUTIPULLI
furnished Rooms; married couples and gentlemen; Par
lor for doctor.

ward weekly.

18TH ST., 306 EAST.—IN FINE HOUSE, TWO CONmeeting, handsomely furnished Rooms, plane, to rentreasonable price.

18TH ST., 50 WEST.—HANDSOMELY FURNISHEZ
large Room, also hall Rooms, for gentlemen; house first
class.

Francient or permanent.

21ST ST. 225 WEST.—BARGAIN—PARLOR FLOOR nicely furnished, complete housekeeping; other Rooms also sunby Basement, chesp.

22D ST., 45 EAST.—LARGE FRONT HALL ROOM and spare Room; running water; southern exposure references.

25TH ST., 115 EAST,-SINGLE ROOMS, WITE closets, well heated, from \$2 up; superior table Board. 25TH ST., 55 WEST-LARGE SUIT OF ROOMS wrished, southern exposure, second floor, front. 26TH, 32 WEST, NEAR DELMONICO'S.—HAND somely furnished, newly decorated Rooms. Reception Room; first floor; reasonable; references.

42D St., 248 WEST, NEAR BROADWAY.-LARGE and small Rooms, singly or on suite; Beard optional, 43D ST., 145 WEST.-FURNISHED ROOM FOR entleman is private French family; Beard optional

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46TH ST., 214 WEST, NEAR BROADWAY,—HANDsomely furnished back Parlor; also Room on second
floor: private bath; all conveniences. 467H St., 207 WES! -- PRIVATE FAMILY WOULE; of a few handsomely furnished Rooms; reference. 47TH ST., 125 WEST.-A LARGE HEATED ROOM, leely furnished, for one or two gentlemen; private

50TH ST., 67 EAST.—FIRST FLOOR, NEWLY FUR-nished, for conservatory of music, dector or dentist.

S7TH ST., 30e EAST (ONE BLOCK FROM "L" STA-tion),—One or two flue Rooms on second or third floor in new antique private house; all conveniences. 135TH ST., 21e WEST.—TWO WELL FURNISHED Rooms; near "L" station; private family. Agent's bell.

HANDSONRLY FUR ISHED PARLUR, BEDROOM, bath, for one or two gentlemen, in private family, near lighteenth street Sixth avone "L" station. Address E. B., 340 Herald Up: wm.

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PERRY ST., 5, TWO DOORS FROM GRRENWICH v.-Large, bandsomely furnished Rooms, \$1 50 to \$6. THE PERCIVAL. 230 West 42d st. Broadway.
Apartment Hotel, 230 West 42d st. Broadway.
A few elegantly furnished Apartments, parior, befrooms and bath; cuisine de premi re ordre; elevator and steam heat. ED. PANACH, formerly with Delimonics and of Panuaci's Hotel, Seabright, N. 3.

TO LET-PARLOR FLOOR, WITH POUR LARGE rooms, 217 Forsyth st. Inquire milk store, 208 Forsyth st.

A -50 EAST SIST ST, NEAR NADISON AV. ELE gant four story Dwolling, three rooms deep on three stories; handsomely decorated and in superborder; fine cabinot work, mirrors and chandeliers. R. McCAFFERTY, Owner, 884 Park av., near 58d st.

A.—A.—9 EAST STH ST. FOUR STORY HIGH stoop private House, also two story private stable; all improvements; steam heat; reasonable rent to responsible parties; watchman on premises. Apply to W. L. HAMERSLEY, 7 Plne st.

A.—HANDSOME TEN ROOM DWELLING, (ASHINET trim, five bearin, cellar, furnace, every improvement, 550 per month till May 1, 2500 at tworf; 182 East 110th st.; handsomest location on east side; many others.

1,272 BROADWAY, -- NONEY ON PERSONAL PROPerty, gold, sliver; good for year; ladies' office.
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